

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22427

Property Information

property address: E 21ST ST

legal description: CITY OF BRYAN, BLOCK 95, LOT 5 & 10' OF ALLEY

owner name/address: ROSE, JAMES F & LORINE J

601 N HOUSTON AVE

BRYAN, TX 77803-4143

full business name: unknown

land use category: unknown

type of business: ...

current zoning: C3

occupancy status: occ

lot area (square feet): 6250

frontage along Texas Avenue (feet): ...

lot depth (feet): 125

sq. footage of building: ...

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

50 feet.

Improvements

# of buildings: 1 building height (feet): ... # of stories: 1

type of buildings (specify): ...

building/site condition: 1

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) N/A

approximate construction date: ... accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A

other improvements: ☐ yes ☒ no (specify) ...  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: ... type/material of sign: ...

overall condition (specify): ...

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) ...

Off-street Parking N/A

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

# of available off-street spaces: 1

lot type: ☐ asphalt ☐ concrete ☐ other ...

space sizes: ...

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: ...

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *Trees on lot but not "landscaping"*

**Outside Storage**

☒ yes ☐ no (specify) *Metal shed*  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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